



Village of Greenport Building Department
236 Third Street, Greenport, New York 11944
OFFICE: 631.477.0248 / FAX: 631.477.1877

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FEB -1 2024

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

NOTICE OF DISAPPROVAL

January 31, 2024

To: Brian T. Quillin
181 Fifth Street
Greenport New York 11944

PLEASE TAKE NOTICE that your application dated January 31, 2024 and plans dated January 31, 2024 proposed 2 story addition with basement at existing property located at 181 Fifth Street, Greenport NY 11944 in the R2 District, is returned herewith and disapproved on the following grounds:

1) Front Yard Setback Requirements.

150-12 Schedule Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.

The plans show the front yard setback of 15.2 feet.
This would require an area variance of 14.8 feet.

2) Side Yard Setback Requirements.

150-12 Schedule Regulations

R-2 District: Minimum Side Yard Requirement: 10 feet.

The plans show the side yard setback of 3.7 feet.
This would require an area variance of 6.3 feet.

3) 150-13 Residence district regulations.

A. Accessory buildings (b) Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show a metal accessory building .2 feet from the property line.
This would require an area variance of 4.8 feet.

4) 150-13 Residence district regulations.

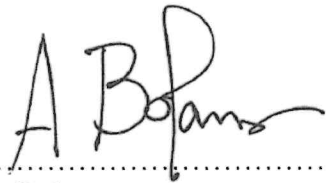
A. Accessory buildings (b) Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show a plastic accessory building 1.2 feet from the property line.
This would require an area variance of 3.8 feet.

This application is therefore denied, requiring the above-mentioned area variances.

The premise to which this application applies to is located at 181 Fifth Street, Greenport NY 11944 in the R2 District.

Map: 1001 Section: 7 Block: 4 Lot: 19



.....
Alex Bolanos
Date : 01/31/2024
Code Enforcement Official



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

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Date of Application 1/29/2024

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

All information below is to be completed by the applicant. This completed application is to be accompanied by the Notice of Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, details of footings and foundation, and species of lumber and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

Kevin Quillin (Trustees) 181 5th St. LLC
First Name Last Name Business Name, if applicable

181 5th Street Greenport NY 11944
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]@gmail.com
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Brian Quillin
First Name Last Name Business Name, if applicable

181 5th Street Greenport NY 11944
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]@gmail.com
Phone # E-Mail Address

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location:

Suffolk County Tax Map Number: 1001 Section: 7 Block: 4 Lot 19

Street Address: 181 5th Street Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



ZONING BOARD OF APPEALS APPLICATION
AREA VARIANCE

236 Third Street, Greenport, New York, 11944
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The Code Official reviewed and denied an application dated _____ for a Building Permit for the location specified on this application.

Provisions of the Zoning Code appealed:

(Indicate Article, Section and Subsection of Zoning Code by numbers)

Article: Set Backs + Res. District Section: 150 - 12 and 13 Subsection: _____

Type of appeal made for:

A Variance to the Zoning Code or Zoning Map.

An interpretation of the Village Code Article: _____ Section: _____ Subsection: _____

Has a prior appeal been made at any time with respect to this property? Yes No I Don't Know

If yes, please provide the date appeal was made: _____

Project Description:

For Demolition of Existing Building Areas:

Please describe area being removed:

No Demolition - Re Existing Conditions
 Applying for a Re-Existing Coto.
 Legalize existing conditions for new rear extension

New Construction Areas (New Dwelling or New Addition/Extensions)

Dimensions of First Floor (Addition/Extension): N/A

Dimensions of Second Floor: N/A

Height (from finished grade to top of ridge): 32 - Feet, 0 - Inches

Is basement or lowest floor area being constructed? Yes No

If yes, please provide height (above ground) measured from natural existing grade to first floor:

____ - Feet, ____ - Inches.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 2 1/2

Describe General Characteristics BEFORE alterations:

Existing Conditions - 2 1/2 Story Residence - 2 Family
Constructed in 1930's (estimated)

Number of floors AFTER Alterations: 2 1/2

Describe General Characteristics AFTER alterations:

No changes proposed to existing structure position.
Need variances for setbacks to obtain Re Coto.
and approval for rear extension

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1660.1 SF

Proposed Increase in Building Coverage: 612.0 SF

Square Footage of this Lot: 9,957.73 SF

Percentage of Coverage of this Lot by Building Area: 22.8 %

Purpose of New Construction:

Please describe:

None



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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Area Variance Reasons for Appeal:

Please answer in detail. *Additional sheets may be submitted with preparers signature.*

Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?

No, There is no change to the look of the property, therefore no detriment. Property has existed "as is" for approximately 90 years. The proposed extension meets all setback criteria.

Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance?

No, All existing conditions - no work to be done in areas where variance is required

Is the requested Area Variance substantial?

No, setbacks are common throughout the neighborhood + adjacent communities

Will the requested Area Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No, (see #1)

Was the alleged difficulty self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the Area Variance?

No, Pre Existed Zoning - as originally constructed. The proposed addition in rear meets setback requirements

Are there Covenants or Restrictions concerning this land? Yes No

If yes, please furnish copies.


AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Area Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Area Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Area Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 29 day
of January 20 24

Signature 
Owner or Applicant


Notary Public, Suffolk County, New York

CHRISTINE A. FRANKE
Notary Public, State of New York
Reg. No. 01FR4961586
Qualified in Suffolk County
Commission Expires 02/05/2026

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BUILDING DEPARTMENT

617.20
Appendix B
Short Environmental Assessment Form

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BUILDING DEPARTMENT

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>Re Existing Conditions</u>			
Project Location (describe, and attach a location map): <u>181 Fifth Street Greenport, NY 11944</u>			
Brief Description of Proposed Action: <u>Address pre-existing setbacks of residential structures - Front Yard, Side Yard, Property line to Support New Rear Addition Construction</u>			
Name of Applicant or Sponsor: <u>Brian Quillion</u>		Telephone:	E-Mail:
Address: <u>181 5th Street</u>			
City/PO: <u>Greenport</u>	State: <u>NY</u>	Zip Code: <u>11944</u>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.229</u> acres	
b. Total acreage to be physically disturbed?		<u>0.014</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.229</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Brian Sullivan</u>	Date: <u>1/30/2024</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

www.villageofgreenport.org

CERTIFICATE OF PRE-EXISTING USE

Suffolk County Tax Map: District 1001 Section 7 Block 4 Lot 19

Street Address: 181 Fifth Street, Greenport, NY 11944

Land Use Zone: R-2; Two-Family Residence District

Use and Occupancy: Two Family Residence

The Village of Greenport established the authority for the issuance of a Certificate of Occupancy in October 1971. Therefore, any building or use established or built after that date is required to make an application for a Certificate of Occupancy.

Prior to October 1971, a Certificate of Pre-Existing Use may be used.

NYS Code Official: 

Date: 1/31/2024

Note: The issuance of a Certificate of Pre-Existing Use does not guarantee strict compliance with all laws, regulations, codes and standards. The responsibility for such compliance remains with the owner of the premises and the person carrying out any building work thereon.

Nor does the issue of a Certificate indicate the achievement of a particular standard of workmanship or compliance with any contractual arrangement between owner and contractor. It is recommended that owners seek appropriate professional advice on contractual and code compliance matters.

N. J. MAZZAFERRO, P.E.

PO Box 57, Greenport, N.Y. 11944
Phone - 516-457-5596

Consulting Engineer
Design, Construction, Inspection

January 30, 2024

Village of Greenport
236 Third Street
Greenport, NY 11944

Re: 181 5th Street, Greenport, NY 11955
Tax Lot – 1001-7-4-19

This is in reference to the application for Zoning Variances at the noted property. I am the Engineer of Record and have been authorized by the owners to provide the following information.

The details of the property ownership are:

Property Owner – 181 Fifth Street LLC

LLC Partners:

Mr. Kevin Quillin, (33.3%) 181 5th St, Greenport, NY 11944
Mrs. Lorraine Quillin, (33.3%) 181 5th St, Greenport, NY 11944
Mr. Brian Quillin, (33.4%) 181 5th St, Greenport, NY 11944

Submitted by:

Nicholas Mazzaferro, PE

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BUILDING DEPARTMENT

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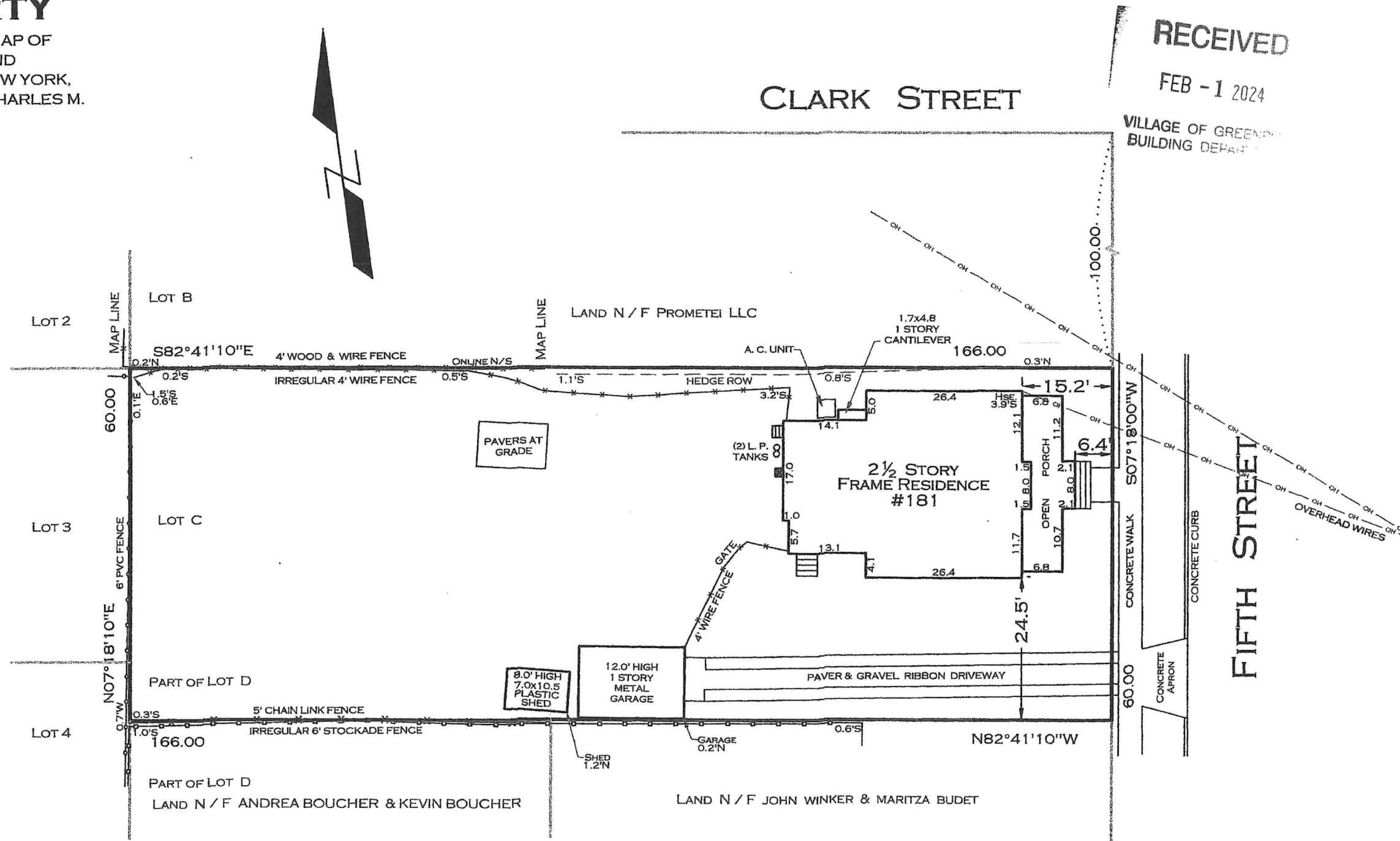
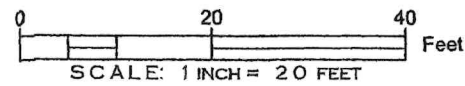
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

SURVEY OF PROPERTY

DESCRIBED PROPERTY, LOT C & PART OF LOT D - MAP OF PLAN OF LOTS ON FIFTH STREET, SIXTH STREET AND PECONIC BAY, GREENPORT, SUFFOLK COUNTY, NEW YORK, BLONGING TO GERRARD S. JOHNSON, MADE MY CHARLES M. BATEMAN, C.E. DATED MAY, 1905

SITUATE
VILLAGE OF GREENPORT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, N.Y.

TAX MAP NO.: 1001-007.00-04.00-019.000
LOT AREA: 9,957.73 S.F. (0.229 ACRES)
DATE SURVEYED: JANUARY 22, 2024



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VILLAGE OF GREENPORT
BUILDING DEPARTMENT



AJC LAND SURVEYING PLLC
LAND SURVEYING & PLANNING
153 WADING RIVER MANOR RD., MANORVILLE 11949
PHONE: 631-846-9973
EMAIL: INFO@AJCLANDSURVEYING.COM

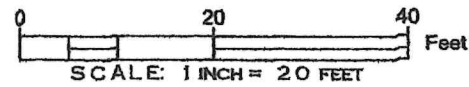
LEGAL NOTES
1. COPYRIGHT 2024 AJC LAND SURVEYING PLLC. ALL RIGHTS RESERVED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY.
7. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION.
8. ONLY SURVEYS BEARING THE MAKER'S EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND CHANGES.
9. PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY UNLESS OTHERWISE NOTED.
10. ALL MEASUREMENTS REFER TO U.S. SURVEY FOOT.

SURVEY OF PROPERTY

DESCRIBED PROPERTY, LOT C & PART OF LOT D - MAP OF PLAN OF LOTS ON FIFTH STREET, SIXTH STREET AND PECONIC BAY, GREENPORT, SUFFOLK COUNTY, NEW YORK, BELONGING TO GERRARD S. JOHNSON, MADE BY CHARLES M. BATEMAN, C.E. DATED MAY, 1905

SITUATE
VILLAGE OF GREENPORT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, N.Y.

TAX MAP NO.: 1001-007.00-04.00-019.000
LOT AREA: 9,957.73 S.F. (0.229 ACRES)
DATE SURVEYED: JANUARY 22, 2024



SITE PLAN BY:



1/30/24



SURVEY INFO BY:

AJC LAND SURVEYING PLLC
LAND SURVEYING & PLANNING
153 WADING RIVER MANOR RD., MANORVILLE 11949
PHONE: 631-846-9973
EMAIL: INFO@AJCLANDSURVEYING.COM

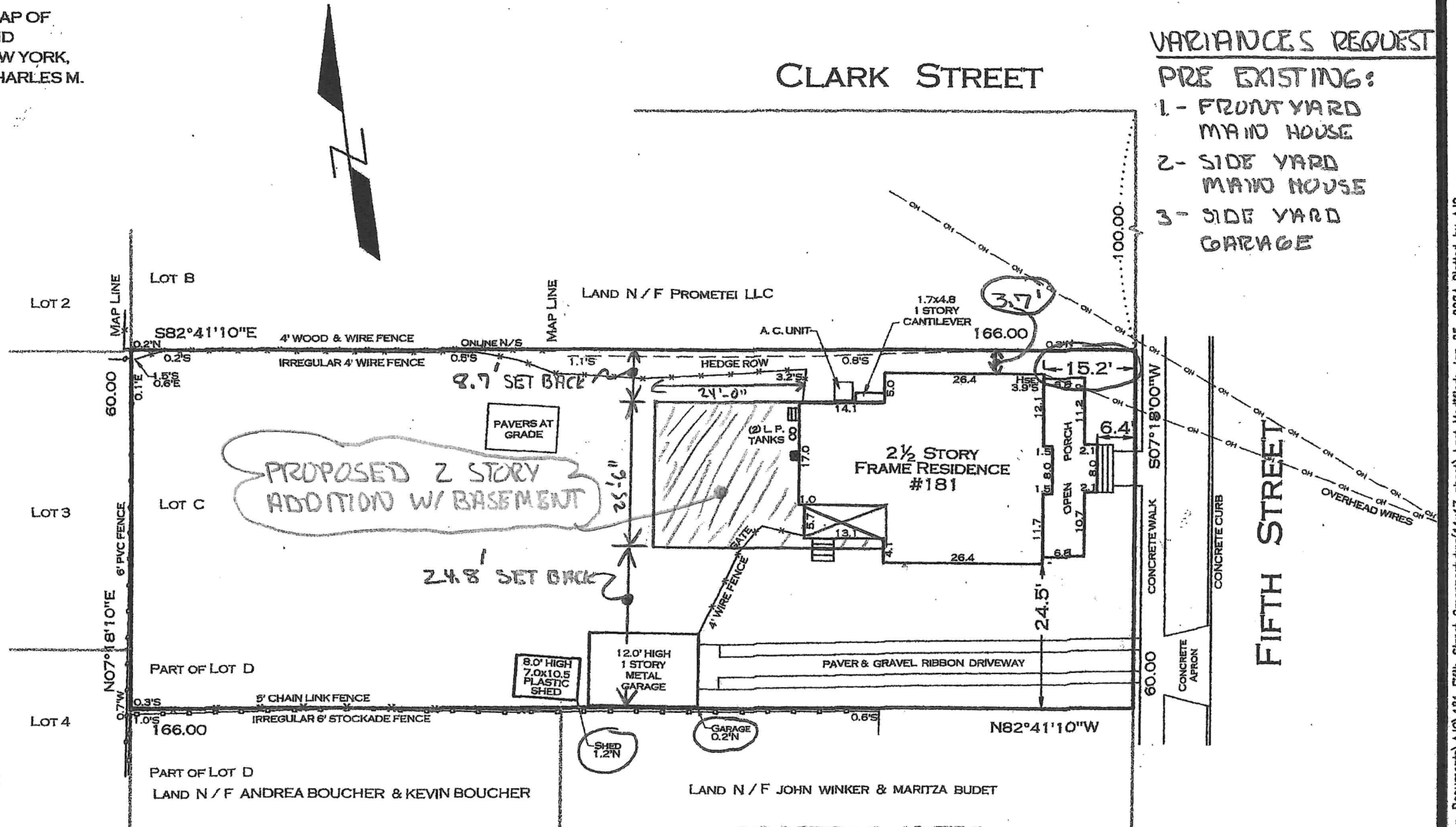
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9. PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY UNLESS OTHERWISE NOTED.
10. ALL MEASUREMENTS REFER TO U.S. SURVEY FOOT.

CLARK STREET

VARIANCES REQUEST

PRE EXISTING:

- 1- FRONT YARD MAHO HOUSE
- 2- SIDE YARD MAHO HOUSE
- 3- SIDE YARD GARAGE



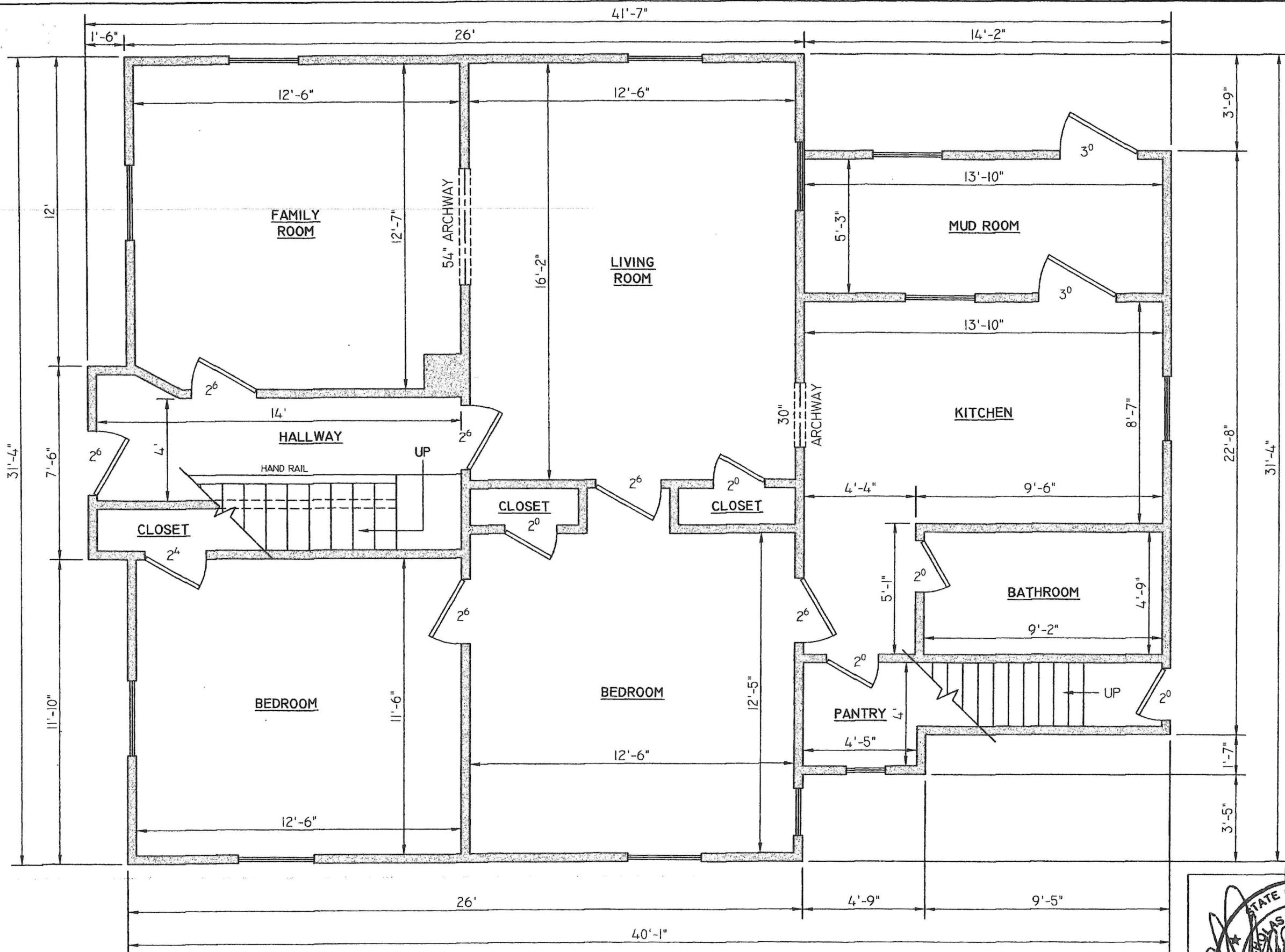
COVERAGE NOTES:

EXISTING = 1660.1 = 16.7%
PROPOSED = 2272.1 = 22.8%
ALLOWABLE = 30% OK

RECEIVED

FEB -1 2024

VILLAGE OF GREENPORT
BUILDING DEPARTMENT



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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BUILDING DEPARTMENT

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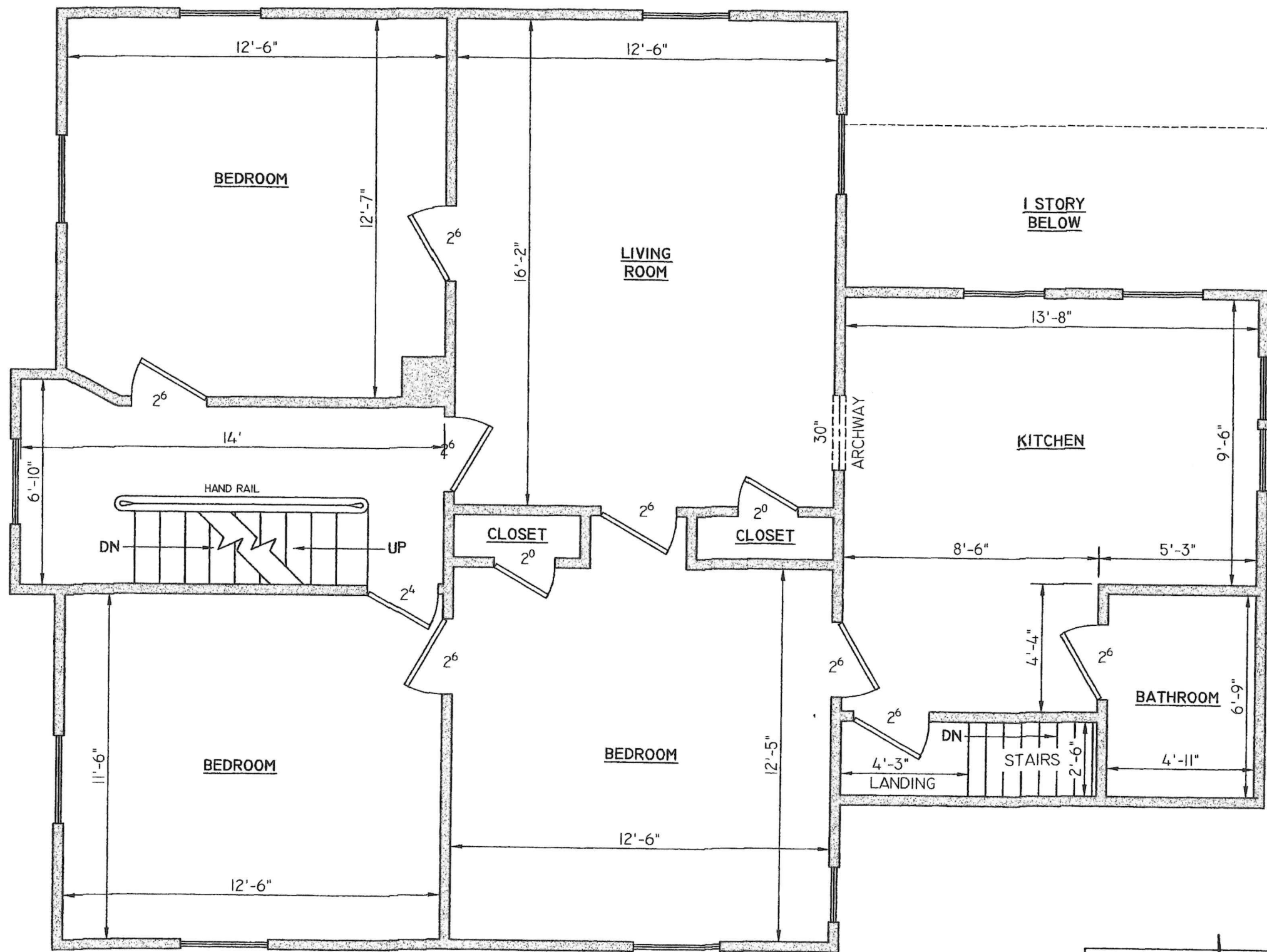
N.J. MAZZAFERRO, P.E.
PROFESSIONAL ENGINEER
P.O. BOX 57, GREENPORT NY, 11944
516.457.5596 EMAIL: maz_lin@msn.com

DRAWN BY: KS
DATE: 01/19/24
SCALE: 1/4"=1'-0"

RESIDENTIAL
181 5th STREET
GREENPORT, NY 11944

SHEET NO:
A-1

SEAL



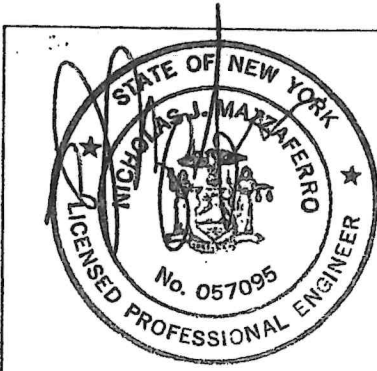
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 VILLAGE OF GREENPORT
 BUILDING DEPARTMENT

EXISTING SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

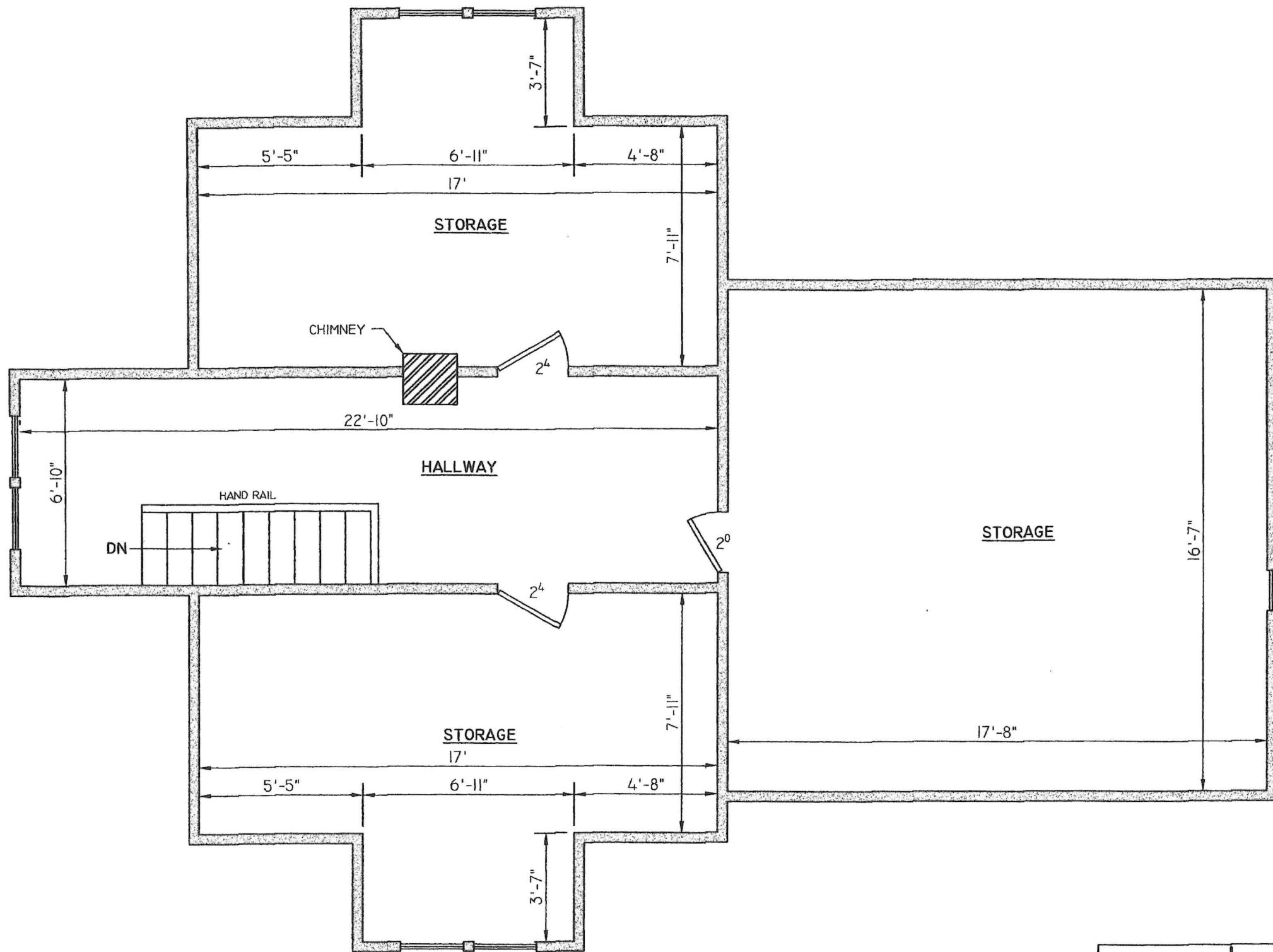
SCTM# 1001-7-4-19

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4		

N.J. MAZZAFERRO, P.E.		DRAWN BY:
PROFESSIONAL ENGINEER		KS
P.O. BOX 57, GREENPORT NY, 11944		DATE:
516.457.5596 EMAIL: maz_lin@msn.com		01/19/24
RESIDENTIAL		SCALE:
181 5 th STREET		1/4"=1'-0"
GREENPORT, NY 11944		SHEET NO:
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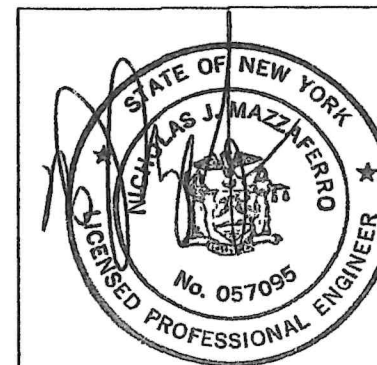
EXISTING THIRD FLOOR PLAN (ATTIC)

SCALE: 1/4"=1'-0"

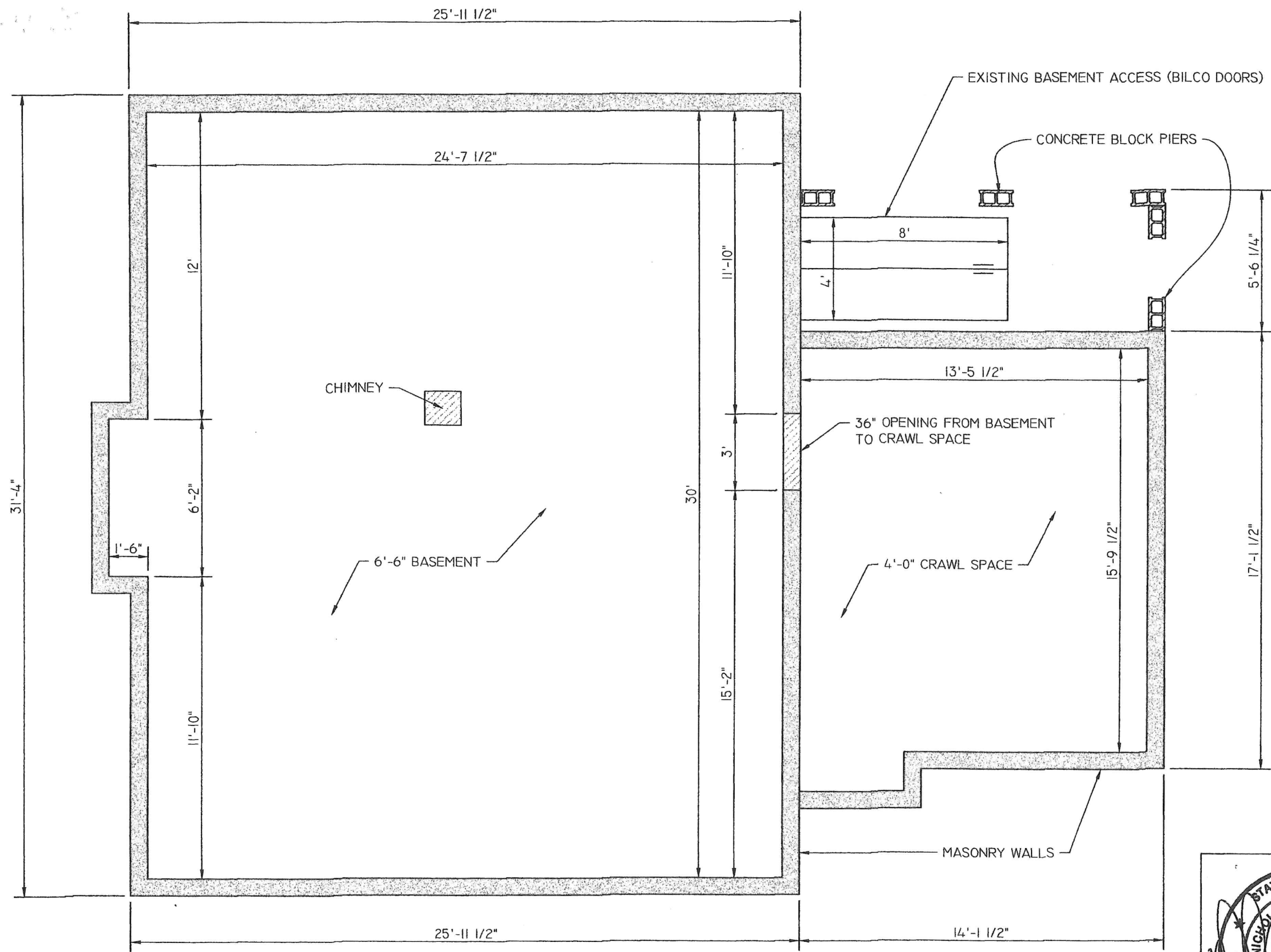
SCTM# 1001-7-4-19

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SEAL



EXISTING FOUNDATION
SCALE: 1/4"=1'-0"

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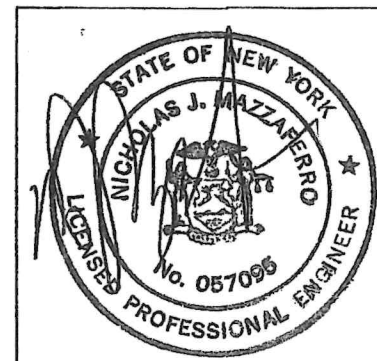
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3		
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SCALE: 1/4"=1'-0"
SHEET NO: **A-4**



SEAL